



Moulton Avenue, Kentford, CB8 8QX

CHEFFINS

Moulton Avenue

Kentford,
CB8 8QX

- Detached Bungalow
- 4 Bedrooms
- 2 Bath/Shower Rooms
- Modern Kitchen/Breakfast Room
- Spacious Living Room
- Double Garage
- Excellent Rear Garden

An extended and spacious detached bungalow situated in a quiet location, just a short walk to the village shop/post office and bus stop. The property offers over 1,500 sq ft of accommodation including an kitchen/breakfast room overlooking the garden, a spacious living/dining room, 4 versatile bedrooms, 2 bath/shower rooms and a utility room. Outside there is a large private garden featuring a koi pond and timber summerhouse, a driveway to the front and double garage. Viewing Essential.

4 2 1

Guide Price £400,000





LOCATION

KENTFORD and neighbouring Kennett are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

ENTRANCE HALL

with a double glazed entrance door, radiator, storage cupboard, airing cupboard, loft access with pull down ladder.

KITCHEN/BREAKFAST ROOM

A good sized room with a range of matching wall and base units with work surfaces over, built-in appliances including; fridge/freezer, electric Neff hob with extractor hood over, eye level electric oven and built-in dishwasher, 1.5 bowl sink unit with water softener, breakfast bar seating area, tiled flooring and tiled splashbacks, inset spotlights, 2 radiators, double glazed window overlooking the rear garden and patio doors opening onto the garden.

UTILITY ROOM

with built-in cupboards, 1.5 bowl sink, tiled flooring, double glazed patio doors to the rear garden and double glazed window to the side aspect.

WET ROOM

with a low level WC, power shower, inset spotlights, radiator, double glazed window to the front aspect.

LIVING/DINING ROOM

with an open fire (not currently in use), built-in sound system, 3 radiators, air conditioning unit, large double glazed window to the rear aspect and patio doors opening onto the rear garden.

BEDROOM 1

with inset spotlights, radiator, built-in bedroom furniture including a dressing table, drawers and wardrobes, air conditioning unit, double glazed window to the front aspect.

BEDROOM 2

with a radiator, built-in wardrobes, double glazed window to the front aspect.

BEDROOM 3/STUDY

with built-in storage, radiator, double glazed window to the front aspect.

BEDROOM 4

with a radiator, double glazed window to the front aspect.

FAMILY BATHROOM

with a 3 piece suite comprising a low level WC, pedestal wash hand basin, side panel bath with shower over, tiled flooring, tiled walls, heated towel rail.

OUTSIDE

The rear garden is an excellent size mainly laid to lawn and features a patio seating area, a Yorkstone koi pond with a waterfall, an oil tank, oil boiler, fruit trees and well established shrub and flower borders. A large timber summerhouse with power and lighting as well as a separate timber built shed. Mature trees surround the garden offering a high degree of privacy. To the side of the property, there is an additional patio seating area with gated access.

The double garage is accessed via a track that runs along the side of the property.

To the front of the property is a block paved driveway with parking for 3/4 cars with plum slate borders and a block paved pathway.

DOUBLE GARAGE

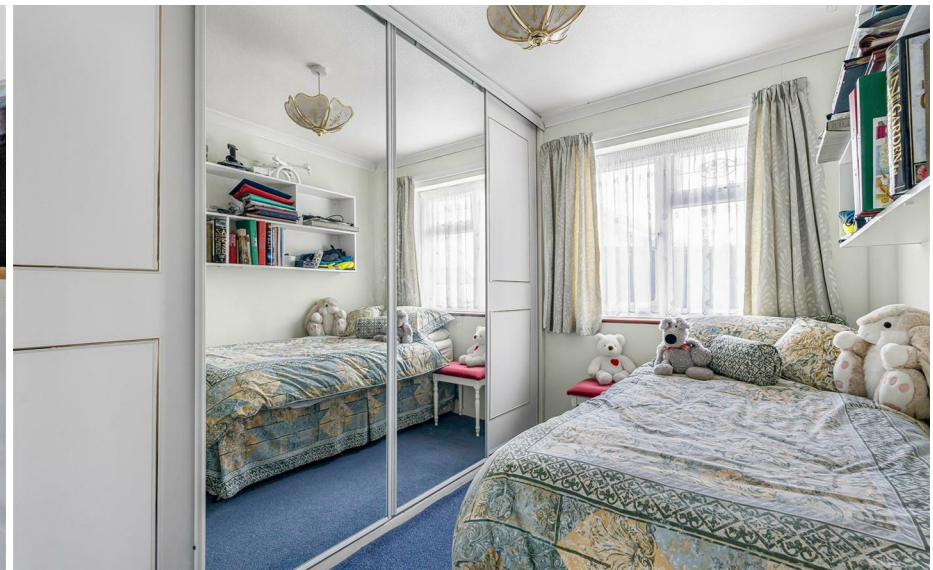
with 2 up and over doors, power and light, side pedestrian door into the garden.

SALES AGENTS NOTES

Please note the property is of steel frame construction.

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	47		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £400,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - West Suffolk

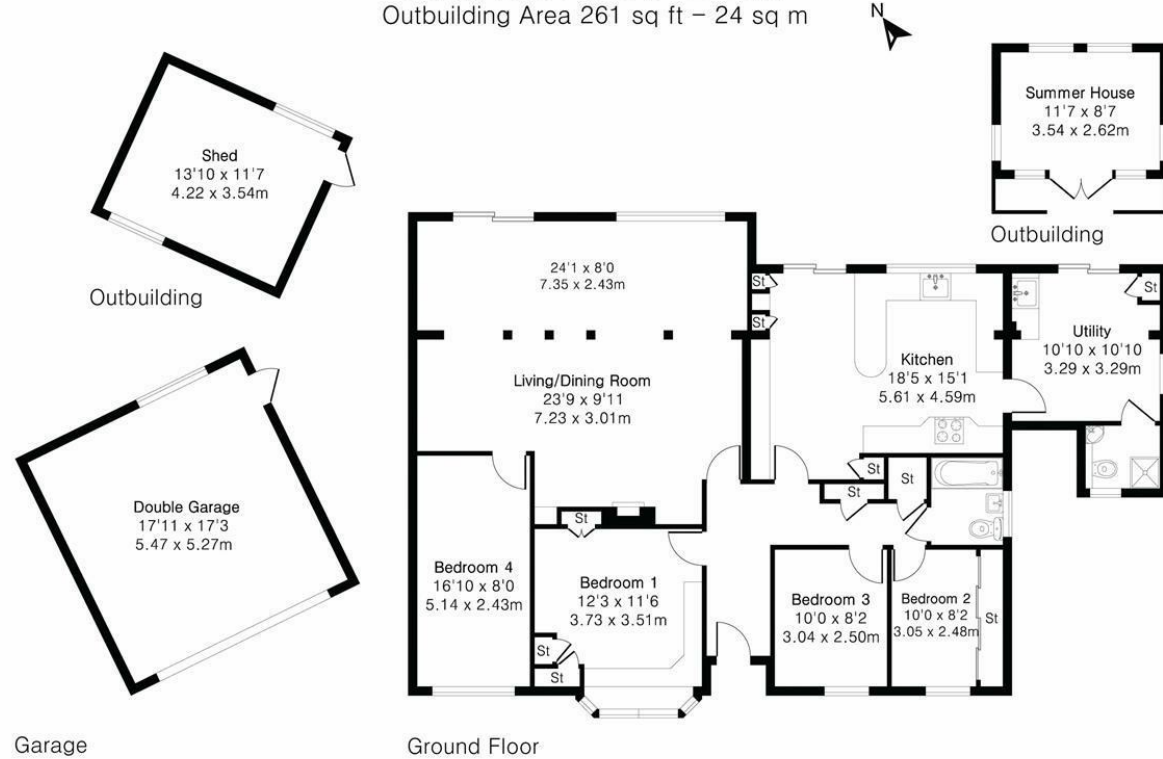




**Approximate Gross Internal Area 1534 sq ft - 142 sq m
(Excluding Garage & Outbuilding)**

Garage Area 310 sq ft – 29 sq m

Outbuilding Area 261 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.